

What is *HouseHartford*?

In an effort to increase homeownership opportunities in Hartford, the City of Hartford, Fannie Mae, Freddie Mac and Housing and Urban Development (HUD), together with local mortgage lenders created *HouseHartford*. This program offers home buyers either mortgage interest rate buydowns or downpayment and closing cost assistance, for purchasing 1-4 family homes. *HouseHartford* can provide an opportunity for persons and families to purchase homes in Hartford for their primary residence who without such assistance would not be able to acquire their own homes.

What Type Of Properties Are Eligible?

1-4 family homes and condominium units located in the City of Hartford.

Who Can Apply?

Low and moderate income potential homeowners can apply for assistance under this program. There are, however, program restrictions based upon the total annual household income of the applicant(s).

For a single-family property or condominium unit the total annual household income of the homebuyer cannot exceed the following income limits shown by household size. These maximum income limits are established by HUD and are based upon 80% of the Hartford Area Median Family Income (published annually by HUD):

Income Limits For Single Family Properties

1 Person	— 45,100	5 Person	— 69,600
2 Person	— 51,550	6 Person	— 74,750
3 Person	— 58,000	7 Person	— 79,900
4 Person	— 64,400	8 Person	— 85,050

Box #1

For *HouseHartford* applicants, borrowers must enroll in and successfully complete an Eight (8)-Hour Homebuyer Education Class.

Who is eligible to attend?

To be eligible to attend these housing counseling workshops, you must be considering or planning to purchase a home.

How do I enroll?

Contact one of the housing counseling agencies (HUD approved) listed below:

8-Hour Education Class Provider	Address	Agency Contact
Urban League	140 Woodland St. Hartford , CT	Tymina Follins 527-0147x295
Co-opportunity	20-28 Sargeant St. Hartford , CT	Gary Evans 236-3617 x101
HART	423 Washington St. Hartford , CT	Monica Carvajal or Rica Charparro 525-3449x102
Mutual Housing	95 Niles St. Hartford , CT	Marylyn Miranda 296-1797x16
Neighborhood Housing Services-NB	223 Broad St. New Britain , CT	Rosa Rivera or Mr. Kyle Anderson 224-2433
Christian Activities Council	47 Vine St. Hartford , CT	Tori Hamilton 527-6087
NACA	1623 Main St. Springfield, MA	Chris Lee 413-788-6220

How Can I Apply?

Contact one of the participating lenders listed in this brochure and inform them that you want to apply for the *HouseHartford* Program.

HOUSEHARTFORD FAQ's

1. Is *HouseHartford* assistance available to buy homes outside of Hartford?

No, *HouseHartford* is a City of Hartford program providing assistance to income eligible applicants that want to purchase a home within the City of Hartford.

2. Is *HouseHartford* available to Hartford residents only?

No, residents from other towns can apply for assistance to purchase a home in Hartford.

3. What types of properties are eligible for assistance?

One-four (1-4) family homes and condominium units.

4. Who can apply?

Generally speaking low & moderate income potential homebuyers can apply.

5. What is the maximum amount of homebuyer assistance that I could receive?

The program maximum is \$14,999. Must also meet Affordable Purchase Mortgage limits.

6. Do I have to use my own funds on the home that you are planning to purchase?

Yes, eligible homebuyers must use a portion of their own funds toward closing costs. The amount of required homebuyer funds will range from a minimum of \$1000 for households with income less than or equal to 50% AMI and a minimum of \$2,000 for households with income at 51%- 80% AMI.

7. Are *HouseHartford* funds provided as a grant?

No, funds are loaned to buyers and are secured by a 2nd mortgage lien on the property.

8. Can investor landlords apply for assistance through this program?

No, buyers must maintain the property as their primary residence for the full affordability period.

9. Are there any other special eligibility requirements?

Yes, applicants cannot exceed the total annual income limits, have an affordable mortgage and must successfully complete an 8-Hour Homebuyer Education Class.

10. How do I apply for *HouseHartford* assistance?

Borrower must meet with Housing and Property Management (HPM) program staff. Contact one of the program's participating lenders. Lenders review your application facilitating your loan closing. The City will work with participating lenders..

Participating Lenders:

Bank of America N.A.

Citizens Bank

Freedom Mortgage

McCue Mortgage

Neighborhood Assistance Corporation
of America – (NACA)

NewAlliance Bank

People's United Bank

Prospect Mortgage

Sovereign Bancorp

Wells Fargo, NA

For Additional Information:

Regarding *HouseHartford* and Participating
Lenders contact Owen J. Humphries, Jr. at
757-9035.



HouseHartford

A MORTGAGE PROGRAM OFFERING HOMEBUYER ASSISTANCE



CITY OF HARTFORD DEPARTMENT OF DEVELOPMENT SERVICES HOUSING & PROPERTY MANAGEMENT DIVISION

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